

GENERAL NOTES:

- NO PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN (ZONE A) AS SHOWN ON THE FLOOD PLAIN COMMUNITY PANEL NO. 180401010101, JULY 2, 1992.
- MINIMUM FRONT SETBACKS ARE 25 FEET. SIDE SETBACKS ARE 10 FEET AND REAR SETBACKS ARE 10 FEET UNLESS OTHERWISE SPECIFIED.
- BASE OF BEARING THE BEARING SYSTEM USED IN GREEN BRANCH RIDGE PHASE 1 (VOLUME 3971, PAGE 189).
- NEITHER PARALLEL DESIGNATION NOR OVERSIGHT PARTICIPATION APPLIES TO THIS SUBDIVISION.
- ALL PROPERTY CORNERS, P.C.'S AND P.I.'S ARE MONUMENTED BY 1/2" IRON RODS WITH CAP STAMPER, "TAGGART RPLS 5475", UNLESS OTHERWISE NOTED.
- GREEN BRANCH RIDGE, PHASE TWO-A CONTAINS 2 LOTS MEASURING 1.53 ACRES PER LOT AND 0.50 ACRES OF BEARS-OF-PAW.
- IN ADDITION TO OTHER EASEMENTS WHICH MAY BE SHOWN OR SPECIFIED THE FOLLOWING EASEMENTS ARE ALSO GRANTED:

- A TEN FOOT HIGH UTILITY EASEMENT ON EACH SIDE OF ANY AND ALL LOT LINES SHOWN ON THE PLAN AND ON EACH SIDE OF ANY AND ALL LOT LINES WHICH MAY BE ESTABLISHED IN THE FUTURE FOR ANY AND ALL UTILITY LINES WHICH COINCIDE WITH THE ALIGNMENT OF STEEP HOLLOW RD. IN WHICH CASE THE EASEMENT WIDTH SHALL BE TWENTY (20) FEET.
- A FIVE (5) FOOT WIDE ARCHWAY AND SIXTY (60) FOOT EXTENDING TWENTY (20) FEET BEYOND ANY SPECIFIED UTILITY EASEMENTS INSIDE AND REAR NECESSARY FOR OUT ARCHWAYS REQUIRED IN SUPPORTING OVERHEAD UTILITY LINES.
- A "TRUSS PLAN PERMIT" WILL BE REQUIRED ON ALL TRACTS PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE. THE PERMIT MAY BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE AT: 2017 WEST 21 STREET, WAXAHACH, TEXAS 75080 (972) 352-2127.

BRAZOS COUNTY HEALTH DEPARTMENT NOTES:

- ALL LOTS SERVED BY OSEPA MUST COMPLY WITH COUNTY AND STATE OSEPA REGULATIONS. ALL OSEPA CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT INCLUDES COMPLIANCE WITH COUNTY ORDERS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SPECIFIC EXPLANATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSEPA IS CONSTRUCTED.
- OSEPA DISPOSAL AREAS SHALL NOT EXCEED THE 150-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- OSEPA SHALL BE DESIGNED TO WHERE NO CHANGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
- A PROFESSIONAL ENGINEER MUST ADDRESS TANK FILTRATION.
- ALL ELECTRICAL COMPONENTS (SUCH AS MANUAL JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAN.
- ALL ELECTRICAL COMPONENTS WHICH ARE BURIED, MAY NEED TO HAVE EXCESS SOIL REMOVED AND NEW SITE DEPENDING ON FLOOD PLAN STATUS FOR PROTECTION.
- WATER SUPPLY CORP. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.

METES AND BOUNDS DESCRIPTION OF A 3.38 ACRE TRACT (GREEN BRANCH RIDGE PHASE TWO-A) RICHARDSON FERRY LEAGUE, A-44 BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 3.38 acre tract or parcel of land lying and being situated in the Richardson Ferry League, Abstract No. 44, Brazos County, Texas and being a portion out of the remainder of that same 108.955 acre tract conveyed to the Beard Family Partnership, as described by deed recorded in VOLUME 2752, PAGE 001 of the Official Records of Brazos County, Texas, said 3.38 acre tract being more particularly described as follows:

BEGINNING at a capped 1/2" iron rod (stamped MDG 1832) found marking the terminus of the northwest right-of-way line of Green Branch Loop, as depicted by plat of Green Branch Ridge Phase One, recorded in VOLUME 3971, PAGE 189 of said Official Records, and being the beginning of a curve to the left;

THENCE in a northerly direction for a distance of 10.00 feet along the arc of said curve; (Curve data: central angle = 81° 28' 01", radius = 119.83 feet, tangent = 15.00 feet, the chord bears N 89° 15' 00" W - 20.00 feet) to a capped 1/2" iron rod (stamped "Taggart RPLS 5476") set for end of said curve and corner;

THENCE N 00° 16' 27" E - 77.33 feet across said tract to a capped 1/2" iron rod (stamped "Taggart RPLS 5478") set for angle point;

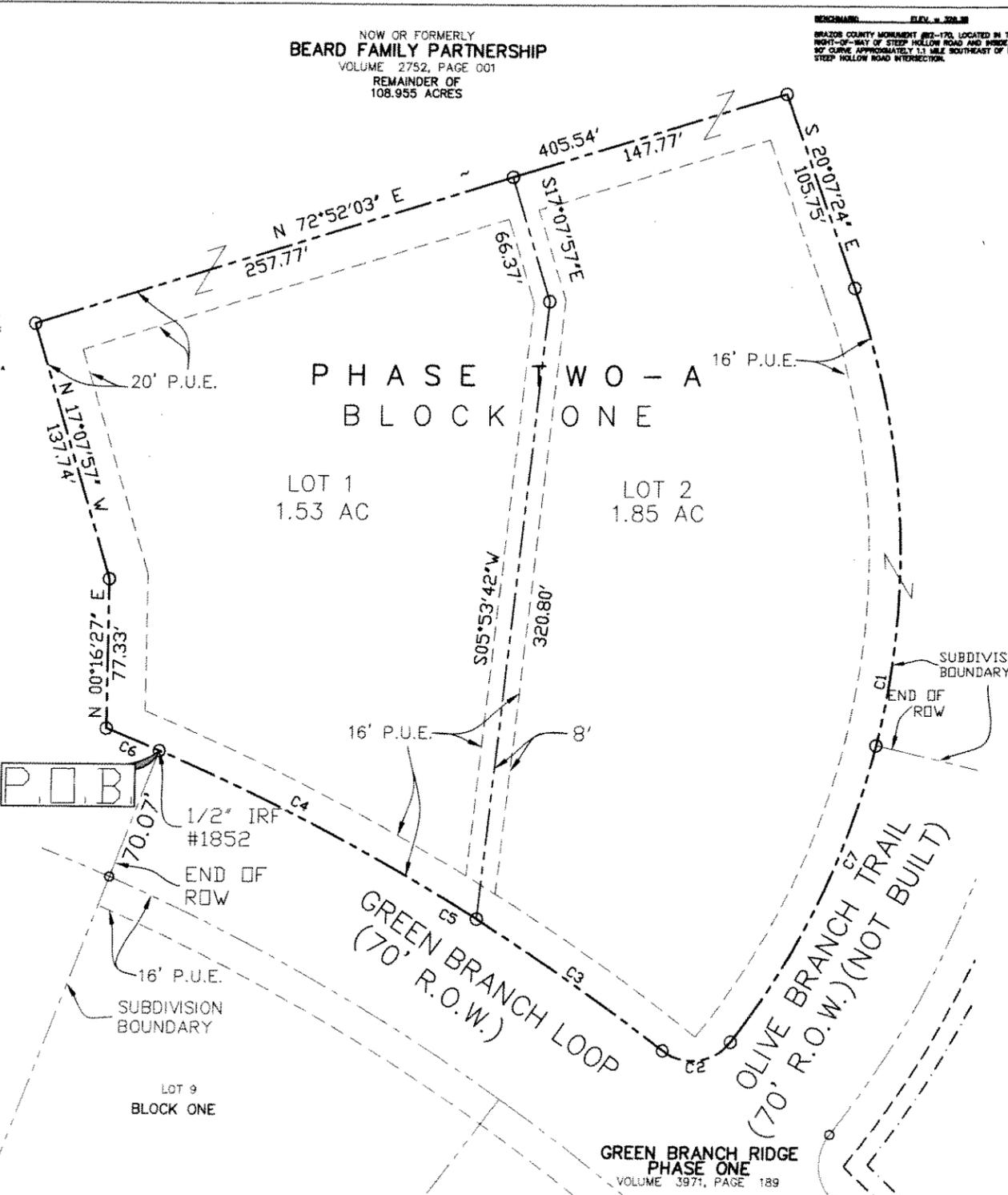
THENCE N 17° 07' 57" W - 137.74 feet across said tract to a capped 1/2" iron rod (stamped "Taggart RPLS 5479") set for the beginning of a curve to the right;

THENCE in a northerly direction for a distance of 41.09 feet along the arc of said curve (Curve data: central angle = 51° 22' 01", radius = 41.09 feet, tangent = 22.17 feet, the chord bears S 08° 35' 56" W - 39.40 feet) to a capped 1/2" iron rod (stamped "Taggart RPLS 5475") set for end of said curve, and being the beginning of a curve to the right and being the intersection of the northwest right-of-way line of Green Branch Trail with the east northeast right-of-way line of Green Branch Loop;

THENCE in a northerly direction for a distance of 30.43 feet along the arc of said curve (Curve data: central angle = 40° 21' 44", radius = 25.16 feet, the chord bears S 42° 18' 13" W - 35.47 feet) to a capped 1/2" iron rod (stamped "Taggart RPLS 5476") set for end of said curve, lying on the northeast right-of-way of Green Branch Loop, and being the beginning of a curve to the left;

THENCE in a northerly direction for a distance of 304.49 feet along the arc of said curve (Curve data: central angle = 14° 33' 09", radius = 119.83 feet, tangent = 15.00 feet, the chord bears N 59° 25' 29" W - 303.67 feet) to the **PLACES OF BEGINNING**, and containing 3.38 acres of land.

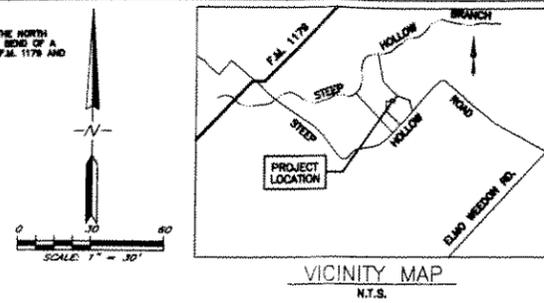
BASES OF BEARING: The bearing system used in Green Branch Ridge, Phase One as depicted by and recorded in VOLUME 3971, PAGE 189.



CURVE TABLE						CURVE TABLE							
CURVE	RADIUS	DELTA	TAN	LENGTH	CH. BEARING	CHORD	CURVE	RADIUS	DELTA	TAN	LENGTH	CH. BEARING	CHORD
C1	410.51	57°22'35"	224.67	41.06	S08°35'56"W	394.06	C5	1198.83	14°33'09"	153.07	304.49	N59°25'29"W	303.67
C2	25.00	50°21'44"	25.16	39.43	S08°30'13"W	35.47	C6	1198.83	01°28'01"	15.00	30.00	N67°35'04"W	29.99
C3	1198.83	05°38'46"	59.12	118.14	N59°28'22"W	118.10	C7	410.51	23°31'42"	86.74	170.96	S25°23'30"W	169.73
C4	1198.83	10°28'24"	108.46	216.34	N63°58'08"W	216.05							

NOW OR FORMERLY
BEARD FAMILY PARTNERSHIP
VOLUME 2752, PAGE 001
REMAINDER OF
108.955 ACRES

REMARKS: ELEV. = 378.28
BRAZOS COUNTY MONUMENT 882-170, LOCATED IN THE NORTH-NORTH-WEST-CORNER OF STEEP HOLLOW ROAD AND BRIDGE BEND OF A 90° CURVE APPROXIMATELY 1.1 MILE SOUTHWEST OF F.A. 1178 AND STEEP HOLLOW ROAD INTERSECTION.



CERTIFICATE OF OWNERSHIP AND DEDICATION
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, (We), _____ the owner(s) and developer(s) of the land shown on this plan, being (part of) the tract of land as covered by me (us, if) in the Official Records of Brazos County in Volume 2752, Page 001 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places shown hereon for the purposes identified.

Given under my hand and seal of office this ____ day of _____, 20__.

OWNER
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5623 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and some year duly approved on the ____ day of _____, 20__, by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

City Engineer, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the ____ day of _____, 20__.

County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authorization was filed for record in my office the ____ day of _____, 20__, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

6851 TEXAS AERIAL CENTER, SUITE A
COLLEGE STATION, TX 77840
PH: (979) 882-3339 FAX: (979) 882-3683
EMAIL: info@taggart.com

ADAMS, TAGGART, AND ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
1			
2			
3			
4			
5			

PREPARED FOR:
BEARD FAMILY PARTNERSHIP
8427 STEEP HOLLOW RD.
WAXAHACH, TEXAS 75080
(979) 882-7437

Scale: 1" = 30'
Project Date: JANUARY 30, 2008
Drawing No.: 000699-4041
Checked By: G.K.T.

FINAL PLAT
OF
GREEN BRANCH RIDGE
PHASE TWO - A
BLOCK ONE, LOTS 1 & 2
3.38 ACRES

RICHARDSON FERRY LEAGUE, ABSTRACT NO. 44
BRAZOS COUNTY, TEXAS (BRYAN EXT.)

ADAMS, TAGGART, AND ASSOCIATES
FILE NUMBER
000699-4041
SHEET 1 OF 1